

- 1) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED
- 2) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES
- 3) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES
- 4) TO CONVERT FROM GRID DISTANCE TO GROUND DISTANCE MULTIPLY BY 0.9998. TO CONVERT FROM GRID BEARINGS TO PLAT BEARINGS USE $\pm 0^{\circ}14'00''$
- 5) COORDINATES SHOWN HEREON ARE 1984 U.S. STATE PLATE COORDINATES - SOUTH CENTRAL ZONE (NAD83F) EXPRESSED IN U.S. SURVEY FEET

b7) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION

(7) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY

(8) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 591.34'

(9) ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT OF WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT OF WAY LINE

YN SONTERRA LIMITED
VOLUME 6687, PAGE 717

SCALE, 1" = 100

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY WITHIN A WATERSHED OR ACHRZ AREA WITHOUT A PERMIT, POLLUTION ABATEMENT PLAN OR "WPAP," OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 FAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN OBTAINED WITHIN THE TIME FRAME SPECIFIED IN THE APPLICATION. THE APPLICATION SHALL BE APPROVED BY THE EXECUTIVE DIRECTOR OF THE TRNCC.

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2045.00'	25.32'	12.66'	25.33'	N34.37.16"E	00°42.34"
C2	25.00'	35.72'	21.68'	32.76'	N06°40'57"W	81°51'51"
C3	2082.41'	28.45'	14.23'	28.45'	N47.13.24"W	00°46.58"
C4	2092.41'	50.134'	207.67'	580.35'	N38°41'48"W	16.16.13"

STATE RIGHT OF WAY WILL NOT BE UTILIZED FOR
THE PURPOSES OF TREATING STORM WATER RUNOFF
FROM ADJACENT PROPERTY

SUBDIVISION PLAT ESTABLISHING
BLANCO/HUEBNER OFFICE PARK SUBDIVISION

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPT.

BEING LOT 5, BLOCK 18, CONSISTING OF 3.679 ACRES OF LAND,
COUNTY BLOCK 4941, OUT OF THE FRAVEAN DE LA GARZA SURVEY
No. 5, ABSTRACT No. 849, COUNTY BLOCK 4944, BEXAR COUNTY, TEXAS

GE GE Reaves Engineering, Inc.
P O Box 791793
San Antonio, Tx 78279-1793
(210) 490-4508 Fax 490-4812

STATE OF TEXAS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
 PLAN TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND IS THE BEST
 OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED
 DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE
 PLANNING COMMISSION OF THE CITY

William F. Leckie Jr.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME this 7th day of March, 1998.

NOTARY PUBLIC James A. Little
STATE OF TEXAS
MY COMMISSION EXPIRES 9-14-99

THIS PLAT OF BLANCO HUBBARD OFFICE PARK SUBDIVISION HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION
DATED THIS 25 DAY OF MAR A.D. 1982

BY Margaret A. H. H. H.
CHAIRMAN
BY B. J. H. H. H.
SECRETARY

THE CITY OF SAN FRANCISCO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (LUMP
PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY
FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS
SHOWN ON THE ATTACHED MAP TO THE CITY OF SAN FRANCISCO (LUMP PUBLIC
SERVICE BOARD) AS "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT"
AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING CONSTRUCTING
MAINTAINING OR REMOVING OVERHEAD WIRE LINES, POLES OR STRUCTURES OR
POLES HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS
EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS
EGRESS AND EASEMENT OVER AND UNDER THE SAME AND THE RIGHT TO REMOVE
THINGS WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE
FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH
MAY BE IN THE WAY OF THE INSTALLATION, CONSTRUCTION OR MAINTENANCE OF THE
FACILITIES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE
SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CP'S MONETARY LOSS RESULTING FROM MODIFICATIONS, ACQUIRED OF CP'S EQUIP-
MENT OR FROM THE REMOVAL OF CP'S EQUIPMENT OR FROM THE REMOVAL OF GROUPING
ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPON-
SIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAN DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT AN EXISTING
ELECTRIC GAS WATER SEWER OR RAINAGE TELEPHONE CABLE EASEMENTS OR ANY OTHER
EASEMENTS OR UTILITIES OF ANY KIND OR TYPE OR ANY OTHER RIGHTS OR INTERESTS

STATE OF TEXAS
COUNTY OF BEXAR

I, GAYLORD E. REAVES, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS. THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN. SAID SURVEY IS IN COMPLIANCE WITH THE CITY SUBDIVISION ORDINANCE, COUNTY ORDINANCE AND STATE LAW.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3501
JANICE C. LITTLE
NOTARY PUBLIC
STATE OF TEXAS
SIGNED, SEAL AND SUBSCRIBED BEFORE ME THIS 6th DAY OF March A.D. 1998
My Comm. Exp. 9-11-99
Janice C. Little
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES 9-11-99


STATE OF TEXAS
COUNTY OF BEXAR

I/WE M. OLSEN LIMITED PARTNERSHIP THE OWNER(S) OF THE LAND SHOWN ON THIS
 PLAT OR THROUGH A DULY AUTHORIZED AGENT, AND DESIGNATED HEREIN AS THE BLANCO/HJERNER
OFFICE PARK SUBDIVISION, TO THE CITY OF SAN ANTONIO TEXAS, COUNTY OF BEXAR TEXAS AND
 WHOSE NAME IS SUBSCRIBED HERETO DO HEREBY SUBMOWDE SUCH PROPERTY AND DEDICATE TO
 THE USE OF THE PUBLIC ALL STREETS ALLEYS WATER COURSES DRAINS EASEMENTS AND
 PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

Homer Olsen Jr
HOMER OLSEN JR PARTNER/OWNER

STATE OF TEXAS
COUNTY OF BEXAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6th DAY OF March 1998
BY Harmer Olsen, Jr


 **DONNA BICE**
NOTARY PUBLIC
State of Texas
Comm Exp 12-13-94

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 12-13-99

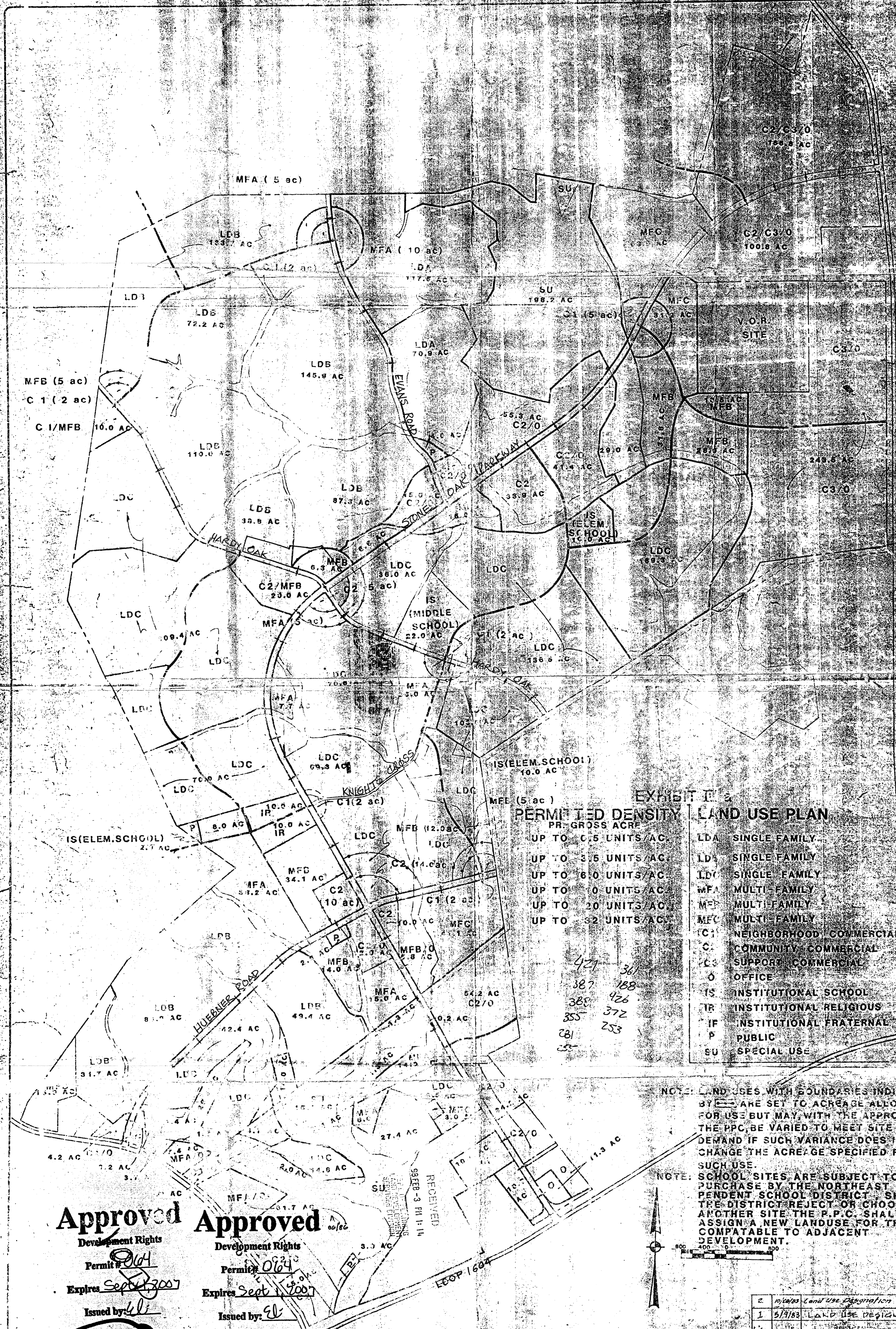
STATE OF TEXAS
COUNTY OF BEXAR

I, GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT
THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 6th DAY OF JULY
A.D. 1998 AT 2:54 P M AND DULY RECORDED THE 1th DAY OF JULY
A.D. 1998 AT 8:11 A M IN THE RECORDS OF DEED AND PLAT
OF SAID COUNTY IN BOOK VOLUME 9540 ON PAGE 192

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
7th DAY OF July A.D. 1998
COUNTY CLERK BEXAR COUNTY TEXAS


 BY Edna K. Jett DEPUTY
 954A 192

VRP # 03-07-091



**EXHIBIT I - 2
PERMITTED DENSITY LAND USE PLAN**

PER-GROSS ACRE

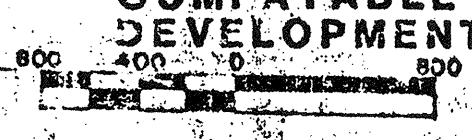
UP TO 0.5 UNITS/AC
UP TO 3.5 UNITS/AC
UP TO 6.0 UNITS/AC
UP TO 10 UNITS/AC
UP TO 20 UNITS/AC
UP TO 32 UNITS/AC

LDA	SINGLE FAMILY
LDB	SINGLE FAMILY
LDC	SINGLE FAMILY
MFA	MULTI-FAMILY
MFB	MULTI-FAMILY
MFC	MULTI-FAMILY
C1	NEIGHBORHOOD COMMERCIAL
C2	COMMUNITY COMMERCIAL
C3	SUPPORT COMMERCIAL
O	OFFICE
IS	INSTITUTIONAL SCHOOL
IR	INSTITUTIONAL RELIGIOUS
IF	INSTITUTIONAL FRATERNAL
P	PUBLIC
SU	SPECIAL USE

421	361
387	168
388	426
355	372
281	253

NOTE: LAND USES WITH BOUNDARIES INDICATED BY --- ARE SET TO ACREAGE ALLOWED FOR USE BUT MAY, WITH THE APPROVAL OF THE PPC, BE VARIED TO MEET SITE DESIGN DEMAND IF SUCH VARIANCE DOES NOT CHANGE THE ACREAGE SPECIFIED FOR SUCH USE.

NOTE: SCHOOL SITES ARE SUBJECT TO PURCHASE BY THE NORTHEAST INDEPENDENT SCHOOL DISTRICT. SHOULD THE DISTRICT REJECT OR CHOOSE ANOTHER SITE THE P.P.C. SHALL ASSIGN A NEW LANDUSE FOR THE SITE COMPATIBLE TO ADJACENT DEVELOPMENT.



Approved
Development Rights

Permit # 064
Expires Sept 1, 2007
Issued by: [Signature]

Approved
Development Rights

Permit # 064
Expires Sept 1, 2007
Issued by: [Signature]



STONE OAK, INC.
1130 W. Houston
Austin, Texas 78716

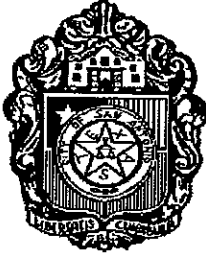
#48 LAND USE PLAN

APPROVED: DG-86

**HALLENBERGER
TELFORD INC**
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216

3
5352

VRP#03-07-091



City of San Antonio
New
Vested Rights Permit
APPLICATION

Permit File: # 03-07-091
Assigned by city staff

Date: 7/24/03

03 JUL 25 PM 47
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: AMREIT Phone: (713) 860-4931 Fax: (713) 850-6498
Address: 84 GREENWAY PLAZA, #824, HOUSTON, TX. Zip code: 77046
Engineer/Surveyor: C.E.C. Phone: 641-9999 Fax: 641-6440
Address: 11550 IH10W, #395, SAN ANTONIO, TEXAS Zip code: 78230

1. Name of Project: BLANCO POINTE RETAIL CENTER
2. Site location or address of Project: LOT 5, BLOCK 18, CB 4941
PLAT # 970470, BLANCO/HUEBNER OFFICE PARK
SUBDIVISION, (VOLUME 9540, PAGE 192)
3. Council District 9 ETJ ☒ Over Edward's Aquifer Recharge? (☒ yes () no)
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*
RETAIL CENTER
5. What is the date the applicant claims rights vested for this Project? 6/15/1985
6. What, if any, construction or related actions have taken place on the property since that date?

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: DEVELOPMENTS RIGHTS Date of Application: 4/15/83

Permit Number: 064 Date issued: 6/5/1985

Expiration Date: SEPT. 1, 2007 Acreage: 4300.00

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: FRANK G. HILL, P.E. Signature: [Signature] Date: JUL 23 2003

Sworn to and subscribed before me by RALPH G. HEFFNER on this 24th day of JULY in the year 2003, to certify which witness my hand and seal of office.



Permit File # 03-07-091

Ralph G. Heffner
Notary Public, State of Texas

City of San Antonio use

Permit File: # 03-07-091

Assigned by city staff

Date: _____

☒ Approved *As of 3-25-98 (date of Plat)*

☐ Disapproved

Review By: _____

Assistant City Attorney

Date: Aug 21, 2003

Comments: Land Use Plan Shows the project intended for this
area to be of a mult. family nature - NOT commercial